

## **Newfields Planning Board Minutes November 4, 2004**

**Attendance:** Mike Todd, Robert Devantery, William Meserve and Michael Price.

Mike Todd opened the meeting at 7:00 pm to discuss the Mill Woods Subdivision.

Christian Smith of Beals Associates mentioned that Doucet Survey will have the center line staked out for the site walk on November 11<sup>th</sup>.

He presented the conceptual conservation (cluster) plan with a baseline density of 80 lots plus 8 bonus lots. The bonuses they consider they are eligible for are based on viewshed and public access. The plan shows not lots on either side of the end of Halls Mill Road. Christian pointed out the recreation areas which consist of a couple of basketball courts or sport fields, a junior high size soccer field and an area for parking.

Christian stated that the Board was clearly not in favor of the one-way street proposed for the end of Halls Mill Road which was discussed last month. He presented another option of a cul-de-sac circle with stop signs on each side. The road leading up to the circle would remain gravel and this would help deter traffic on Halls Mill Road.

He noted that there are minimal wetlands crossings with this plan. The proposed lots are 1-2 acres in size which is more than the minimum required. The 5,000 square foot boxes do not fit on all of the lots because of their smaller size and there will only be one test pit per lot. Waivers will be requested with this type of plan. Christian stated that the roadway has not changed except for the cul-de-sacs being shortened.

Bill Meserve was concerned that this plan would encourage traffic on Halls Mill Road and he would like an opinion from our traffic consultant. Traffic can be deterred from Halls Mill Road but it cannot be totally eliminated. Bill also stated that he was concerned with the angle of the recreational trail crossing. He would like to see the crossing at a 90 degree angle to make it safer. Christian stated that the current proposed crossing is at about a 72 degree angle and to change it to 90 degrees would have more of an impact on wetlands. Joe Falzone explained that they are proposing stop signs on both sides of the crossing to slow down traffic and make the crossing safe.

Bill would like to see more trails on the plan that the public could benefit from. Christian informed the Board that there are some existing trails as well as access to centrally located uplands that are beautiful wooded areas. There will also be access to the land in Newmarket.

Joe explained that they propose to upgrade the current trail that has been cut out for public use. Mike Price was concerned that snowmobiles would damage the upgraded trail. According to Mary August it is the four wheelers and bikers that do most of the damage to trails.

Mike Todd asked about the recreation area. Christian clarified that there are two areas centrally located with parking for 15-20 cars. Open space uplands are in excess of the 25% required. There are approximately 171 open space acres. They are trying to provide good usable space for the people in the development to use. These areas would most likely be maintained by a homeowners association.

Bob Devantery questioned the density calculations. Christian gave a brief summary of his calculations for the 324 acre parcel in Newfields. Christian will prepare the detailed calculations for next month's meeting.

Bob asked about bridges. Christian informed us that there are two bridges proposed. The bridges have not been designed yet but will be no more than 50 feet in length. The bridges will minimize the impact on wetlands.

Bill mentioned that he would like to see an area for diverse housing such as duplexes or condominiums. Bob agreed that he would like to see an area for smaller homes. The discussion focused on condominium units. Scott Gove explained that condos are owned individually and the land is owned in common. Restrictions are usually included in the deeds to control the size of the homes. One issue is that the septic systems need to fit on the smaller lots. A development similar to Winding Brook or Stratham Green could be created.

They discussed creating more density in the upper land near Newmarket for these homes and leaving the 'hill pasture' with eleven lots on the westerly side of the parcel as open space. Mike Todd suggested changing the layout of the roadway to possibly have two short cul-de-sacs for the area where the condos would be located.

Paul Watson would like to see one entrance to the subdivision. Christian informed him that there has to be a second access point. The fire chief and police chief definitely want it that way.

Christian pointed out the location of the three fire cisterns. There will be a cistern at the end of Halls Mill Road and also near Route 87. The third will be centrally located.

Bob questioned the purpose of the right of way into Newmarket. He was concerned that someday it could be turned into a road. Joe explained that the right of way as shown on the current plan is solely to access the lots located in Newmarket and not to create a new access to the Town of Newmarket. He would be willing to make this notation in deeds if the right of way remains.

In summary, Joe Falzone will come back next month with conceptual conservation plans that leave the 'hill pasture' undeveloped and design an area with more density on the land near the Newmarket town line for condominiums.

With no further business to discuss the meeting adjourned at 8:30 pm. The next regularly scheduled meeting will be November 18<sup>th</sup>.

Respectfully submitted,

Sue McKinnon